# COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND SITTING AS THE DISTRICT COUNCIL

## 2018 Legislative Session

	Bill No.	CB-10-2018
	Chapter No.	36
	Proposed and I	Presented by The Chair (by request – County Executive)
	Introduced by	Council Members Davis, Glaros, Turner, Taveras, Franklin and Patterson
	Co-Sponsors	
	Date of Introdu	September 25, 2018
		ZONING BILL
1	AN ORDINAN	CE concerning
2		Tourist Homes as Accessory Uses
3	For the purpose	of adding Tourist Home as a permitted accessory use to a principal dwelling use
4	in the Zoning O	rdinance; and generally regarding Tourist Home as accessory uses.
5	BY repealing an	nd reenacting with amendments:
6		Sections 27-107.01, 27-253, 27-441, 27-461, 27-473, 27-515, 27-539,
7		27-546.17, 27-547, 27-548.05, and 27-548.22
8		The Zoning Ordinance of Prince George's County, Maryland,
9		being also
10		SUBTITLE 27. ZONING.
11		The Prince George's County Code
12		(2015 Edition, 2017 Supplement).
13	BY adding:	
14		Sections 27-445.19, 27-464.09, 27-475.09, 27-532.05, 27-541.01.03,
15		and 27-548.01.06
16		The Zoning Ordinance of Prince George's County, Maryland,
17		being also
18		SUBTITLE 27. ZONING.
19		The Prince George's County Code
20		(2015 Edition, 2017 Supplement).

SECTION 1. BE IT ENACTED by the County Council of Prince George's County,
Maryland, sitting as the District Council for that part of the Maryland-Washington Regional
District in Prince George's County, Maryland, that Sections 27-107.01, 27-253, 27-441, 27-461,
27-473, 27-515, 27-539, 27-546.17, 27-547, 27-548.05, and 27-548.22 of the Zoning Ordinance
of Prince George's County, Maryland, being also Subtitle 27 of the Prince George's County
Code, be and the same is hereby repealed and reenacted with the following amendments:
SUBTITLE 27. ZONING.
PART 2. GENERAL.
DIVISION 1. DEFINITIONS.
Sec. 27-107.01. Definitions
(a) Terms in the Zoning Ordinance are defined as follows:
* * * * * * * * *
(111) Guest Room: A room or suit of rooms in which living and sleeping accommodations
are provided for one (1) or more paying visitors. "Guest Rooms" shall have no provisions for
cooking, except in the case of "Guest Rooms" in a "Hotel" or "Motel," where "Guest Rooms"
may contain a "kitchenette." Rooms in school "Dormitories" and "Fraternity or Sorority Houses'
are not "Guest Rooms."
* * * * * * * * *
(239) <b>Tourist Home</b> : A "Building" containing not over nine (9) "Guest Rooms" where (for
compensation) lodging or meals are provided for transient guests. For purposes of this Subtitle, a
[A] "Tourist Home" is not [an "Accessory Use," or] a "Home Occupation," "Bed-and-Breakfast
Inn," "Hotel," or "Fraternity or Sorority House." [A Tourist Home shall not be considered a
"Bed-and-Breakfast Inn."]
* * * * * * * * * *
(245) Use, Accessory: The "Use" of a "Building," "Structure," or land which:
(A) Is subordinate to, customarily incidental to, and ordinarily found in association with,
a principal "Use," which it serves. (When a specific ["Structure" or] "Use" is allowed in the
Tables of Uses accessory to [another] a principal "Use", the ["Structure" or] "Accessory Use"
need not be customarily incidental to, or ordinarily found in association with, the principal
"Use");
(B) Is subordinate in purpose, area (except in the case of a cemetery that is accessory to a

1	church, convent, or monaster	ry, provid	led botl	n uses v	were ex	isting	as of Ja	nuary 1	, 1991),	, floor
2	area, intensity, and extent to,	and loca	ted on	the san	ne "Lot	" with,	the pri	ncipal "	'Use'' <u>, e</u>	xcept
3	that a "Tourist Home" as an	"Accesso	ry Use	" need	only be	subor	dinate t	to the pi	rincipal	
4	"Dwelling" use in purpose ar	nd numbe	er of ni	ghts us	ed as a	"Touri	st Hom	e" "Acc	cessory	Use"
5	over a calendar year; and									
6	(C) Does not change	the chara	cter of	the pri	ncipal "	'Use.''				
7	* * *	*	:	*		*	*		*	*
8		SU	BTITI	LE 27.	ZONI	NG.				
9		PAR	Г 3. АІ	OMINI	STRA	TION.				
10	DIVISION 7. BUILDI	NG, GR	ADIN(	5, ANI	USE A	AND (	OCCUI	PANCY	PERM	IITS.
11	Sec. 27-253. Use and occup	oancy pe	rmits.							
12	* * *	*	:	*		*	*		*	*
13	(b) Use and occupancy	permits	shall n	ot be re	equired	for the	follow	ing:		
14	(1) One-family dwo	elling (ot	her tha	n a nev	one-fa	amily d	lwelling	g) used	for a sir	ıgle
15	family;									
16	(2) Agricultural use	es;								
17	(3) Accessory uses	(except v	where a	specif	ic use i	s allow	ed as a	ccessor	y to and	other use,
18	provided that a "Tourist Hon	ne" as an	"Acces	ssory U	se" to a	a "Dwe	elling":	shall no	t requir	e a use
19	and occupancy permit); or									
20	(4) Home occupation	ons for w	hich no	permi	t is spe	cificall	y requi	red, un	less requ	uested by
21	the applicant.									
22	* * *	*	:	*		*	*		*	*
23		SU	BTITI	LE 27.	ZONI	NG.				
24		PART:	5. RES	SIDEN	TIAL Z	ZONE	S.			
25		DIVISI	ON 3.	USES	PERM	ПТТЕ	D.			
26	Sec. 27-441. Uses Permitte	d.								
27	(a) No use shall be allow	ed in the	Reside	ential Z	ones, e	xcept a	is provi	ded for	in the T	Table of
28	Uses. In the table, the	followir	ng appl	ies:						
29	* * *	*	ŧ	*		*	*		*	*
30	(b) TABLE OF USES.									
			1 -			ZONE		1_	1	
	USE	R-O-S	O-S	R-A	R-E	R-R	R-80	R-55	R-35	R-20

* *	*	*		*	;	k	*		*	*
(7) Residential/Lodgin	g:									
Tourist homes		SE	X	SE	X	SE	X	X	X	X
"Tourist Home" as an  "Accessory Use" to a  "Dwelling" in accordance with Section 27-445.19	<u>ce</u>	<u>P</u>								
* *	*	*		*	;	k	*		*	*

						Z	ONE			
	USE		R-T	R-30	R-30C	R-18	R-18C	R-10A	R-10	R-H
*	*	*	:	*	*	*	>	k	*	*
(7) Res	idential/Lodgir	ıg:								
Tourist	homes		X	X	X	SE	SE	X	P	X
"Acces	st Home" as an sory Use" to a ing" in accordar action 27-445.19		<u>P</u>							
*	*	*	:	*	*	*	>	k	*	*
*	*	*		*	*	*		*	*	*

### **SUBTITLE 27. ZONING.**

# PART 6. COMMERCIAL ZONES. DIVISION 3. USES PERMITTED.

### Sec. 27-461. - Uses Permitted.

(a)	No use shall be allowed in the Commercial Zones	, except as	provided for in	1 the	Table[s]
	of Uses. In the table[s], the following applies:				

\* \* \* \* \* \* \* \* \*

(b) TABLE OF USES.

							ZC	ONE		
		USE			C-O	C-A	C-S-C	C-W	C-M	C-R-C
*	*	*	*	*		*	*		*	*
(6) Resi	dential/Lo	dging:								
*	*	*	*	*		*	*		*	*
Tourist	homes				X	X	P	X	P	X

//TD •			T T 44							
"Tourist Ho	ome" as an	"Accessor	ry Use" to a	<u>a</u>						
"Dwelling"	' in accorda	ance with S	Section 27-		P	<u>P</u>	<u>P</u>	P	<u>P</u>	<u>P</u>
464.09					_	_			_	_
*	*	*	*	*		*		*	*	*
*	*	*	*	*		*		*	*	*
			SUBTIT	T.E. 27	ZOI	NING	<u>.</u>			
		P	ART 7. IN							
			VISION 3							
Sec. 27-473	2 Haas D		V15101\ 3	· COLO	1 121	<b>VIVII I</b>	ILD.			
			n the Indu	atrial 7a	nos (	ay oon	t og <b>pr</b> ov	ridad fo	r in the T	oblo of
	use shall be				nes, e	ехсер	t as prov	vided ic	or in the r	able of
	es. In the ta					.1.			ata.	.,
*	*	*	*	*		*		*	*	*
(b) TA	BLE OF U	SES.			r					
		LICE			I-1	33	T 2 33	ZONE		TT T
		USE			1-1	33	I-2 <sup>33</sup>	I-3	I-4	U-L-
*	*	*	*	*		*		*	*	*
			•	*		*		*	*	*
(7) RESID	ENTIAL/	LODGING	<b>G</b> :	•						
(7) RESID	ENTIAL/I	LODGING *	<b>G:</b> *	*		*		*	*	*
(7) RESID  * "Tourist Ho	* ome" as an	LODGINO * "Accessor	*  y Use" to a	* a	P	*		*	*	*
(7) RESID *	* ome" as an	LODGINO * "Accessor	*  y Use" to a	* a	<u>P</u>	*				
(7) RESID  * "Tourist Ho	* ome" as an	LODGINO * "Accessor	*  y Use" to a	* a	<u>P</u>	*	<u>P</u>	*	*	*
(7) RESID  * "Tourist Ho "Dwelling"	ential/l * ome" as an	* "Accessor	y Use" to a	* 475.09	<u>P</u>	*	<u>P</u>	* <u>P</u>	* <u>P</u>	* <u>P</u>
(7) RESID  * "Tourist Ho "Dwelling"  *	* ome" as an ' in accorda	* "Accessor ance with S	*  * Ty Use" to a Section 27-	* a 475.09 *		*	<u>P</u>	* <u>P</u>	* <u>P</u> *	*
(7) RESID  * "Tourist Ho "Dwelling"  *	* ome" as an ' in accorda	* "Accessor ance with S	*  Y Use" to a  Section 27-  *	* a 475.09 * * * * * * * * * * * * * * * * * * *	ZOI	* * NING	<u>P</u>	* <u>P</u> *	* <u>P</u> *	*
(7) RESID  * "Tourist Ho "Dwelling"  *	* ome" as an ' in accorda	*  "Accessor ance with S  *  PART 8.	Section 27-	* 475.09  * FLE 27.	ZO!	* NING	P S. GN ZO	* <u>P</u> *	* <u>P</u> *	*
(7) RESID  * "Tourist Ho "Dwelling"  *	* ome" as an ' in accorda  *	*  "Accessor ance with S  *  PART 8.	Section 27-  *  SUBTITE  COMPRE	* 475.09  * FLE 27.	ZO!	* NING	P S. GN ZO	* <u>P</u> *	* <u>P</u> *	*
(7) RESID  * "Tourist He "Dwelling"  *  Sec. 27-515	* ome" as an ' in accorda  *  *  5 Uses po	*  "Accessor ance with S  *  PART 8.  DI ermitted.	Section 27-  *  SUBTITE COMPRE VISION 3	* 475.09  * FLE 27. EHENSI	ZON	* NING DESI	P S. GN ZO TED.	*	* P *	*
(7) RESID  * "Tourist He "Dwelling"  *  Sec. 27-513	* ome" as an ' in accorda  *  *  5 Uses per use shall be	*  "Accessor ance with S  *  PART 8.  DI ermitted. e allowed i	s:  * Ty Use" to a Section 27-  *  *  *  *  *  *  *  *  *  *  *  *  *	* 475.09  * FLE 27. EHENSI . USES	ZON IVE I PER	* NING DESI RMIT	P S. GN ZO TED.	*	* P *	*
(7) RESID  * "Tourist He "Dwelling"  *  Sec. 27-513	* ome" as an ' in accorda  *  *  5 Uses po	*  "Accessor ance with S  *  PART 8.  DI ermitted. e allowed i	s:  * Ty Use" to a Section 27-  *  *  *  *  *  *  *  *  *  *  *  *  *	* 475.09  * FLE 27. EHENSI . USES	ZON IVE I PER	* NING DESI RMIT	P S. GN ZO TED.	*	* P *	* P * a
(7) RESID  * "Tourist He "Dwelling"  *  *  Sec. 27-513  (a) No the *	* ome" as an ' in accorda  *  *  5 Uses pe use shall be Table of U  *	*  "Accessor ance with S  *  *  PART 8.  DI ermitted. e allowed i ses. In the  *	*  * Section 27-  *  *  *  *  *  *  *  *  *  *  *  *  *	* 475.09  * * * * * * * * * * * * * * * * * *	ZON IVE I PER	* * NING DESI RMIT esign blies:	P S. GN ZO TED.	* P * * * * * * * * * * * * * * * * * *	* P * as provide	*
(7) RESID  * "Tourist He "Dwelling"  *  *  Sec. 27-513  (a) No the *	* ome" as an in accorda  *  *  5 Uses pe use shall be Table of U	*  "Accessor ance with S  *  *  PART 8.  DI ermitted. e allowed i ses. In the  *	*  * Section 27-  *  *  *  *  *  *  *  *  *  *  *  *  *	* 475.09  * * * * * * * * * * * * * * * * * *	ZON IVE I PER	* * NING DESI RMIT esign blies:	P  GN ZO  TED.  Zones,	* P * * * * * * * * * * * * * * * * * *	* P * as provide	* P * a

*	*	*	*	*		*	*	*	:	*
	IDENTIAL/									
LOD	GING:									
*	*	*	*	*		*	*	*	•	*
"Tourist	Home" as an									
"Accesso	ory Use" to a									
"Dwellin	ng" in	<u>P</u>								
accordan	ce with									
Section 2	<u>27-532.05</u>									
*	*	*	*	*		*	*	*	:	*
*	*	*	*	*		*	*		*	*

3

4 5

> 6 7

8

10

**SUBTITLE 27. ZONING.** 

## PART 9. PLANNED COMMUNITY ZONES.

### **DIVISION 3. USES PERMITTED.**

### Sec. 27-539. - Uses permitted.

- (a) Planned Community Zones (except R-P-C Zone).
  - (1) No use shall be allowed in the Planned Community Zones (other than the R-P-C Zone), except as provided for in the Table of Uses. In the table, the following applies:
- (b) TABLE OF USES.

								ZONE
			U	SE				R-M-H
*	*	*	*	*	*	*	*	*
(6) RES	SIDENTIAL	L/LODGIN	NG:					
*	*	*	*	*	*	*	*	*
Mobile	home dwell	ing						P
"Tourist	t Home" as :	an "Access	ory Use" to	a "Dwellir	ng" in accor	dance with	Section	<u>P</u>
*	*	*	*	*	*	*	*	*
No.	No.	Ne.	N/a	de .	J.	N.	Ne	Ne

11

12

13

14

15

**SUBTITLE 27. ZONING.** 

PART 10. MIXED USE ZONES.

**DIVISION 2. SPECIFIC MIXED USE ZONES.** 

Sec. 27-546.17. - Uses

				n the M-II-	I Zone exc	ent as foll	lowe:	
Section 2	7-461(b), a	are permitte	ed by right i	ii tiic ivi-O-	1 Zone, cae	opt as for	lows.	
	(1) For t	he uses in S	Section 27-4	461(b)(3), N	Miscellaneo	us, and 27	7-461(b)(6)	
Residenti	al/Lodging	g, the uses a	allowed are	those perm	itted in Sec	tion 27-44	41(b)[(3)] <u>(</u> 4	<u>l),</u>
Miscellar	eous, and	[(6)] <u>(7), Re</u>	esidential/L	odging, for	the R-18 Z	one, excep	pt that hote	l and mote
uses are p	ermitted a	s in the C-S	S-C zone.					
*	*	*	*	*	*	*	*	*
			SUBTI	TLE 27. Z	ONING.			
			PART 10.	MIXED U	SE ZONES	S.		
		Ι	DIVISION :	3. USES P	ERMITTE	ED.		
Sec. 27-5	47 Uses	permitted						
			<del>.</del> d in the Mix	ed Use Zon	ies, except a	as provide	ed for in the	Table of
		he followin		.ca	ев, елеері (	is provide		rubic of
		*	* *	*	*	*	*	*
*	*							
	·		4	*		·		
	* ABLE OF		T				7.0	ME
	·							NE M-X-C
	·		USE *	*	*	*	ZC M-X-T *	ONE M-X-C
(b) T.	ABLE OF	USES.	USE	*		*	M-X-T	M-X-C
(b) T.	ABLE OF	USES.	USE *	*		*	M-X-T	M-X-C
(b) T.  *  (6) RECI	ABLE OF  * REATION  *	USES.  * NAL/ENTH	USE * ERTAINMI	* ENT/SOCI	AL/CULT	* URAL:	* *	* *
(b) T.  *  (6) RECI  *  Tourist l	* REATION *	USES.  * NAL/ENTE  *	USE * ERTAINMI *	* ENT/SOCI *	AL/CULT	* URAL:	*  *  [P]	M-X-C *
(b) TA  *  (6) RECI  *  Tourist It (CB-63-1)  *	* REATION  * nome 992)]  *	USES.  * NAL/ENTF  *	USE  * ERTAINMI  *	* ENT/SOCI	AL/CULT	* URAL:	* *	* *
(b) TA  * 6) RECI  * Fourist It CB-63-1  *	* REATION  * nome 992)]  *	USES.  * NAL/ENTE  *	USE  * ERTAINMI  *	* ENT/SOCI *	*	* URAL: *	*  *  [P]	* P
* 6) RECI  * Tourist h CB-63-1  * 7) RESI  *	* REATION  * nome 992)]  * DENTIAL	USES.  * NAL/ENTF  * L/LODGIN	USE * ERTAINMI * * NG:	* ENT/SOCI *	* *	* URAL: *	* P] *	*  [P]  *
(b) TA  * (6) RECI  * (CB-63-1)  * (CB-63-1)	* REATION  * nome 992)]  * DENTIAL  * ome 992)	* NAL/ENTE  * L/LODGIN	USE  * ERTAINMI  * NG:  *	* ENT/SOCI  *  *	* * *	* URAL:  *  *	*  *  [P]  *	*  [P]
* (6) RECI  * Tourist h (CB-63-1  * Tourist h (CB-63-1  Tourist l	* REATION  * nome 992)]  * DENTIAL  * ome 992) Home" as	* NAL/ENTE  * L/LODGIN  * an "Access	USE * ERTAINMI * * NG:	* ENT/SOCI  *  *	* * *	* URAL:  *  *	*  *  [P]  *  P	*  *  [P]  *  P
* 6) RECI * Tourist h CB-63-1 * Courist h CB-63-1 Tourist l	* REATION  * nome 992)]  * DENTIAL  * ome 992) Home" as a sign of the control of	* NAL/ENTE  * L/LODGIN  * an "Access 3.01.06	USE  * ERTAINMI  * NG:  * ory Use" to	* ENT/SOCI  *  *	* * *	* URAL:  *  dance	*  *  [P]  *  P  P	*  [P]  *
* 6) RECI * Tourist h CB-63-1 * Tourist h CB-63-1 Tourist l	* REATION  * nome 992)]  * DENTIAL  * ome 992) Home" as	* NAL/ENTE  * L/LODGIN  * an "Access	USE  * ERTAINMI  * NG:  *	* ENT/SOCI  *  *	* * *	* URAL:  *  *	*  *  [P]  *  P	*  *  [P]  *  P

DIVISION 1. T-D-O (TRANSIT DISTRICT OVERLAY) ZONE.

### Sec. 27-548.05. - Uses

- (a) The uses allowed on [a lot] <u>property</u> in a Transit District Overlay Zone shall be the same as those allowed in the underlying zone in which the [lot] <u>property</u> is classified, except as is modified by the Transit District Development Plan.
- (b) Notwithstanding any other provision of this Subtitle, or any other applicable provision within the Transit District Development Plan for an approved Transit District Overlay Zone, a Medical Cannabis Grower, Medical Cannabis Processor, or Medical Cannabis Dispensary use shall be permitted or prohibited in accordance with the requirements of this Subtitle for the underlying zone in which the property is classified.
- (c) Notwithstanding any other provision of this Subtitle, or any other applicable provision within the Transit District Development Plan for an approved Transit District Overlay Zone, a "Tourist Home" as an "Accessory Use" to a "Dwelling" shall be permitted or prohibited in accordance with the requirements of this Subtitle for the underlying zone in which the property is classified.

[(c)](d) The Transit District Development Plan may:

- (1) Restrict a [lot] property to specific uses which are allowed in the underlying zone;
- (2) Add uses to those that are allowed for a lot in the underlying zone; or
- (3) In underlying Industrial or Commercial Zones, permit specific uses on a lot from less intensive Commercial or Industrial Zones if the uses are not permitted in the underlying zone.
- [(d)](e) If a use is permitted in the underlying zone by Special Exception, approval of a Special Exception (Part 4) need not be obtained and the use may be allowed by right, if it is provided for on the Transit District Development Plan. Where a Special Exception use is not provided for on the Transit District Development Plan, amendment of the Plan shall be required to permit the use. If the underlying zone requires that specific uses or general use types be present in every development within that zone, the Transit District Development Plan shall reflect those uses and any specified mix or ratio of the uses. In the case of the M-X-T Zone, the amount of square footage devoted to each use shall be in keeping with the purposes of that zone.
- [(e)](f) Where a property lies in both the M-I-O Zone and a T-D-O Zone, the Transit District Development Plan ("TDDP") shall not permit or allow uses prohibited in the M-I-O Zone.

\* \* \* \* \* \* \* \* \* \*

#### **SUBTITLE 27. ZONING.** 1 2 PART 10A. OVERLAY ZONES. 3 DIVISION 3. D-D-O (DEVELOPMENT DISTRICT OVERLAY) ZONE. Sec. 27-548.22. - Uses 4 5 The uses allowed on property in a Development District Overlay Zone shall be the same as those allowed in the underlying zone in which the property is classified, except as 6 7 modified by Development District Standards approved by the District Council. 8 (b) Notwithstanding the provision of subsection (a) of this Section, any other provision of 9 the Zoning Ordinance, or any applicable provision within an approved comprehensive plan, a 10 Hospital is a permitted use in the M-X-T/D-D-O Zone. 11 Notwithstanding any other provision of this Subtitle, or any other applicable provision 12 within the Development District Standards for an approved Development District Overlay Zone, 13 a Medical Cannabis Grower, Medical Cannabis Processor, or Medical Cannabis Dispensary use 14 shall be permitted or prohibited in accordance with the prescriptions of this Subtitle for the underlying zone in which the property is classified. 15 16 (d) Notwithstanding any other provision of this Subtitle, or any other applicable provision 17 within the Development District Standards for an approved Development District Overlay Zone, a "Tourist Home" as an "Accessory Use" to a "Dwelling" shall be permitted or prohibited in 18 19 accordance with the requirements of this Subtitle for the underlying zone in which the property is 20 classified. 21 [(d)](e) Development District Standards may limit land uses or general use types allowed in 22 the underlying zone where the uses are incompatible with, or detrimental to, the goals of the 23 Development District and purposes of the D-D-O Zone. Development District Standards may 24 allow uses prohibited in the underlying zone where the uses are compatible with the goals of the 25 Development District and purposes of the D-D-O Zone. 26 [(e)](f) A table of uses shall be incorporated within each Development District Overlay Zone 27 clearly showing all uses in the underlying zone that will be permitted, prohibited, or otherwise 28 restricted pursuant to Section [27-548.25]27-548.23, Development District Standards, of this 29 Division. 30 SECTION 2. BE IT ENACTED by the County Council of Prince George's County, Maryland, 31

sitting as the District Council for that part of the Maryland-Washington Regional District in
Prince George's County, Maryland, that Sections 27-445.19, 27-464.09, 27-475.09, <u>27-532.05</u> ,
27-541.01.03, and 27-548.01.06 of the Zoning Ordinance of Prince George's County, Maryland,
being also Subtitle 27 of the Prince George's County Code, be and the same are hereby added:
SUBTITLE 27. ZONING.
PART 5. RESIDENTIAL ZONES.
DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.
Sec. 27-445.19. Tourist Home as an "Accessory Use"
(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of
Uses shall be subject to the following requirements:
(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a
"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;
(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or
an "Accessory Building;"
(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30)
consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no
more than one hundred eight(180) days if occupied by the owner, over a single calendar year;
(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one
time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)
guests per bedroom;
(5) The owner of the property hosting the "Tourist Home" accessory use obtains and
maintains the appropriate and required licenses from the Department of Permitting, Inspections
and Enforcements and other applicable license authorities; and
(6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall
collect and remit all applicable taxes.
* * * * * * * * *
SUBTITLE 27. ZONING.
PART 6. COMMERCIAL ZONES.
DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.
Sec. 27-464.09. Tourist Home as an "Accessory Use"
(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of

Uses shall be subject to the following requirements:			
(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a			
"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;			
(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or			
an "Accessory Building;"			
(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30)			
consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no			
more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;			
(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one			
time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)			
guests per bedroom;			
(5) The owner of the property hosting the "Tourist Home" "Accessory Use" obtains			
and maintains the appropriate and required licenses from the Department of Permitting,			
Inspections and Enforcements and other applicable license authorities; and			
(6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall			
collect and remit all applicable taxes through the platform.			
* * * * * * * * *			
SUBTITLE 27. ZONING.			
PART 7. INDUSTRIAL ZONES.			
DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.			
Sec. 27-475.09. Tourist Home as an "Accessory Use"			
(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of			
Uses shall be subject to the following requirements:			
(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a			
"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;			
(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or			
an "Accessory Building;"			
(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30)			
consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no			
more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;			
(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one			

time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)				
guests per bedroom;				
(5) The owner of the property hosting the "Tourist Home" "Accessory Use" obtains				
and maintains the appropriate and required licenses from the Department of Permitting,				
Inspections and Enforcements and other applicable license authorities; and				
(6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall				
collect and remit all applicable taxes through the platform.				
* * * * * * * * *				
SUBTITLE 27. ZONING.				
PART 8. COMPREHENSIVE DESIGN ZONES.				
DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.				
Sec. 27-532.05. Tourist Home as an "Accessory Use"				
(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of				
Uses shall be subject to the following requirements:				
(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a				
"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;				
(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" of				
an "Accessory Building;"				
(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30				
consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no				
more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;				
(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one				
time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)				
guests per bedroom;				
(5) The owner of the property hosting the "Tourist Home" "Accessory Use" obtains				
and maintains the appropriate and required licenses from the Department of Permitting,				
Inspections and Enforcements and other applicable license authorities; and				
(6) The owner of the property hosting the "Tourist Home" "Accessory" use shall				
collect and remit all applicable taxes through the platform.				
* * * * * * * * *				

1	SUBTITLE 27. ZONING.		
2	PART 9. PLANNED COMMUNITY ZONES.		
3	DIVISION 5. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.		
4	Sec. 27-541.01.03. Tourist Home as an "Accessory Use"		
5	(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of		
6	Uses shall be subject to the following requirements:		
7	(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a		
8	"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;		
9	(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or		
10	an "Accessory Building;"		
11	(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30)		
12	consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no		
13	more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;		
14	(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one		
15	time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)		
16	guests per bedroom;		
17	(5) The owner of the property hosting the "Tourist Home" "Accessory Use" obtains		
18	and maintains the appropriate and required licenses from the Department of Permitting,		
19	Inspections and Enforcements and other applicable license authorities; and		
20	(6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall		
21	collect and remit all applicable taxes through the platform.		
22	* * * * * * * * *		
23	SUBTITLE 27. ZONING.		
24	PART 10. MIXED USE ZONES.		
25	DIVISION 6. ADDITIONAL REQUIREMENTS FOR SPECIFIC USES.		
26	Sec. 27-548.01.06. Tourist Home as an "Accessory Use"		
27	(a) "Tourist Home" as an "Accessory Use" to a "Dwelling" permitted (P) in the Table of		
28	Uses shall be subject to the following requirements:		
29	(1) The "Tourist Home" shall be an "Accessory Use" to a principal "Use" as a		
30	"Dwelling," which principal "Use" is permitted (P) in the Table of Uses;		
31	(2) The "Tourist Home" "Accessory Use" may be located in a principal "Building" or		

1	an "Accessory Building;"		
2	(3) The "Tourist Home" "Accessory Use" shall be rented for no more than thirty (30)		
3	consecutive days and no more than a total of ninety (90) days, if not occupied by the owner or no		
4	more than one hundred eighty (180) days if occupied by the owner, over a single calendar year;		
5	(4) The number of occupants using the "Tourist Home" "Accessory Use" at any one		
6	time shall not exceed eight (8) guests at any one time and there shall not be more than three (3)		
7	guests per bedroom;		
8	(5) The owner of the property hosting the "Tourist Home" "Accessory Use" obtains		
9	and maintains the appropriate and required licenses from the Department of Permitting,		
10	Inspections and Enforcements and other applicable license authorities; and		
11	(6) The owner of the property hosting the "Tourist Home" "Accessory Use" shall		
12	collect and remit all applicable taxes through the platform.		
13	* * * * * * * * *		
14	SECTION 3. BE IT FURTHER ENACTED that the provisions of this Act are hereby		
15	declared to be severable; and, in the event that any section, subsection, paragraph, subparagraph,		
16	sentence, clause, phrase, or word of this Act is declared invalid or unconstitutional by a court of		
17	competent jurisdiction, such invalidity or unconstitutionality shall not affect the remaining		
18	words, phrases, clauses, sentences, subparagraphs, paragraphs, subsections, or sections of this		
19	Act, since the same would have been enacted without the incorporation in this Act of any such		
20	invalid or unconstitutional word, phrase, clause, sentence, subparagraph, subsection, or section.		
21	SECTION 4. BE IT FURTHER ENACTED that this Ordinance shall take effect October 1,		
22	2019.		

Adopted this <u>23<sup>rd</sup></u> day of <u>October</u> , 2018.	
	COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND, SITTING AS THE DISTRICT COUNCIL FOR THAT PART OF THE MARYLAND-WASHINGTON REGIONAL DISTRICT IN PRINCE GEORGE'S COUNTY, MARYLAND
BY: ATTEST:	Dannielle M. Glaros Chairman
Redis C. Floyd Clerk of the Council	